

# FOR LEASE

±41,004<sup>SF</sup> INDUSTRIAL PROPERTY

1332 S. LONE HILL AVE. | GLENDORA | CA



## PROPERTY HIGHLIGHTS

- ▶ ±41,004 SF Industrial / Manufacturing Facility
- ▶ Previous Ormco Headquarters For Lease
- ▶ Potential Campus for Creative / Tech Tenant
- ▶ Ideal R&D / Flex Manufacturing Facility
- ▶ Abundant Parking (Over 80 Spaces)
- ▶ Central Glendora Location Near Major Retail Amenities
- ▶ Heavy Power Distributed Throughout Building
- ▶ Great Access to 210, 605, 57 and 71 Freeways

## LEASE RATE

|             |                          |
|-------------|--------------------------|
| Rental Rate | \$0.99 PSF / NNN / Month |
|-------------|--------------------------|



**STAPLES KOHL'S**  
 that was easy:  
**petco**  
**BEST BUY** **amc**  
**BARNES & NOBLE**  
 BOOKSELLERS  
**BED BATH & BEYOND** **ULTA**  
 BEAUTY

**HomeGoods**

**IN-N-OUT BURGER**

**Chick-fil-A**

**Walmart**  
 Supercenter

**PROPERTY**

**Sams**  
 CLUB

**THE HOME**  
 DEPOT

**GLADSTONE ST.**

**Panera**

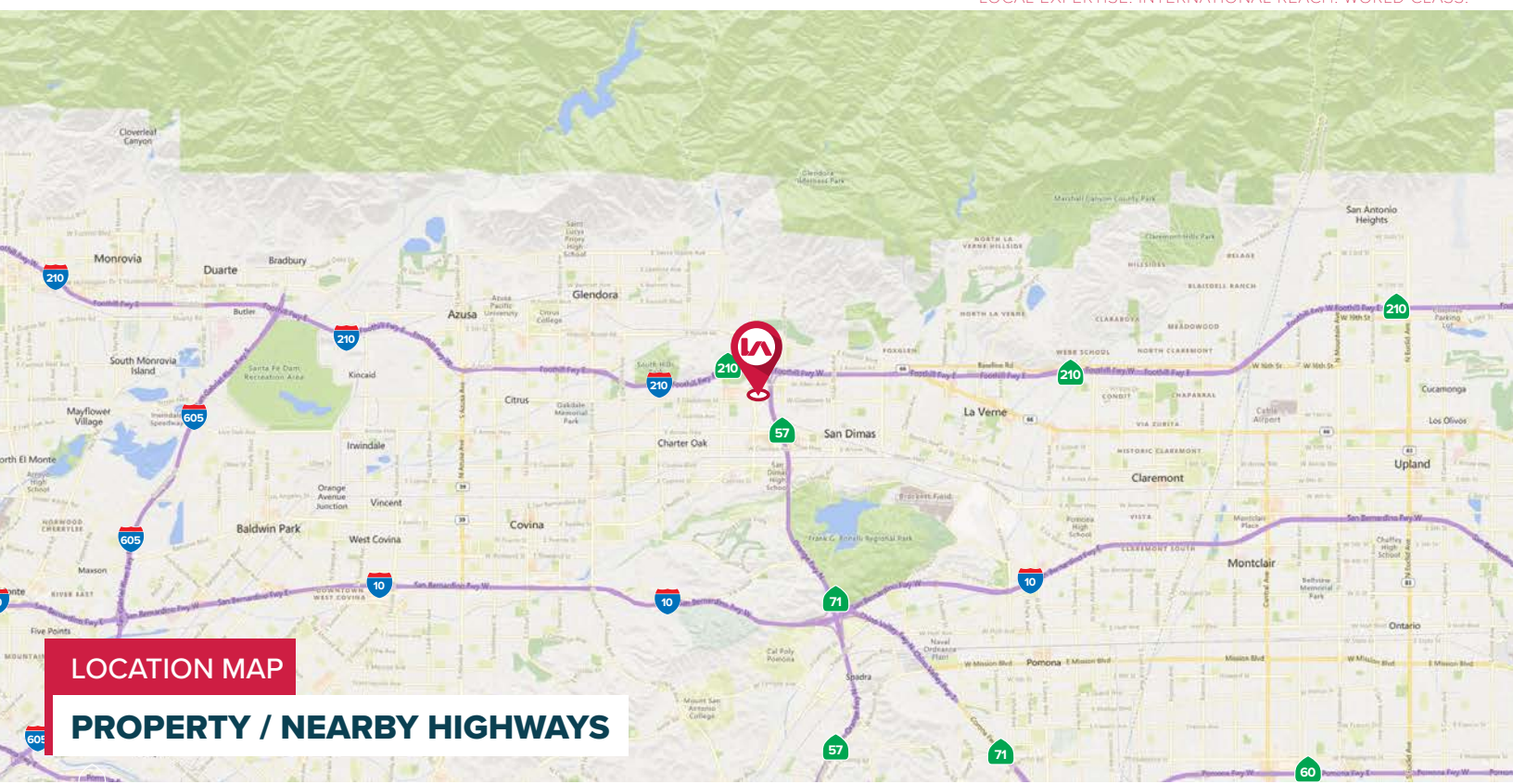
**Olive Garden**

**COSTCO**  
 WHOLESALE

**SATELLITE MAP**

**RETAIL AMENITIES NEARBY**

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



**LOCATION MAP**

**PROPERTY / NEARBY HIGHWAYS**

# PROPERTY SITE PLAN

\*Scale Not Exact



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